



**SAUNDERS**

Richard Saunders and Company



# 4 Old School Mews High Road Chipstead Surrey CR5 3SD

Banstead Village 4 miles London 16 miles  
M23/M25 3 miles  
London by rail 45 minutes from Chipstead  
25 minutes from Coulsdon South



## LOCATION

The property is located in the semi-rural area of Chipstead which retains an unspoilt village charm with its local pub-restaurant, village pond, open countryside and several sports clubs. More comprehensive facilities can be found at Banstead Village and Reigate. There are rail services from Merstham and Chipstead and the M25 can be accessed at Junction 7 (Merstham) and Junction 8 (Reigate Hill).

## THE PROPERTY

Converted from an original Victorian school house, this refurbished and beautifully appointed home offers character and charm in this private gated community. The exceptionally large drawing-dining room (part of the original assembly hall) is a particular feature with doors out to the garden at the rear. The property also benefits from a modern kitchen-breakfast room and a study on the ground floor.

An impressive period home, being part of an original Victorian school house, this unique property offers surprisingly generous accommodation.

- Entrance Hall ■ Cloakroom ■ Drawing-Dining Room
- Study ■ Kitchen-Breakfast Room ■ Utility
- 3 Bedrooms and 2 Bathrooms including en suite
- Double Garage ■ Off Road Parking ■ Grounds of some 4 acres

**Price £599,000**



## FEATURES

- ENTRANCE HALL ■ KITCHEN-BREAKFAST ROOM ■ LARGE DRAWING-DINING ROOM ■ STUDY
- DOWNSTAIRS CLOAKROOM ■ MASTER BEDROOM WITH WALK-IN WARDROBE AND ENSUITE
- 2 FURTHER BEDROOMS ■ FAMILY BATHROOM ■ GAS CENTRAL HEATING ■ CONVERTED FROM A FORMER SCHOOL HOUSE ■ DOUBLE GARAGE WITH FURTHER PARKING ■ GATED ENTRANCE ■ SET IN GROUNDS OF SOME 4 ACRES IN A CONSERVATION AREA ■



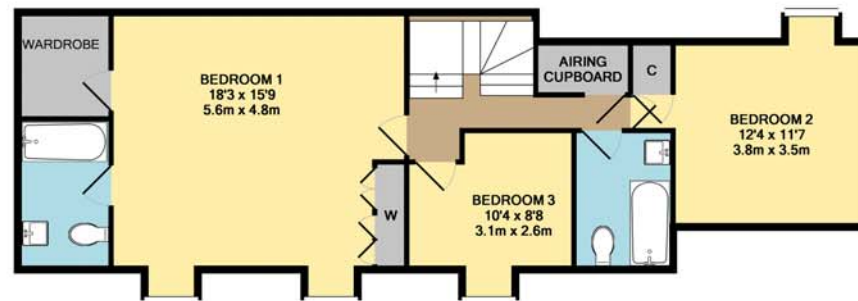




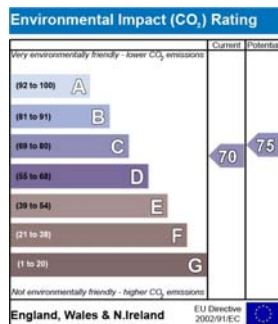
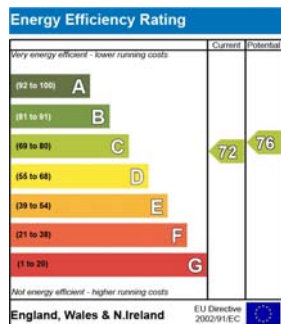
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 ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 NOT TO A GIVEN SCALE, FOR IDENTIFICATION PURPOSES ONLY



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 882 SQ. FT.  
 (81.9 SQ. M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 788 SQ. FT.  
 (73.2 SQ. M.)  
 TOTAL APPROX. FLOOR AREA 1670 SQ. FT. (155.1 SQ. M.)  
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## VIEWING

Strictly by appointment with Owners Agents  
**Richard Saunders and Company**  
**Telephone: 01737 363333**

IMPORTANT NOTE: These particulars are intended as a guide and do not form part of any contract. Please check with us any detail which is important to you, particularly if you intend to view the property. We have not checked or tested any service, system, (whether heating, plumbing, electrical etc), appliance, fixture or fitting that may be included with this property. We advise any prospective buyers to satisfy themselves as to their condition.